



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3077

## COMMITTEE ON ZONING AND PLANNING

### Voting Members:

Ikaika Anderson, Chair  
Trevor Ozawa, Vice Chair  
Carol Fukunaga  
Ann H. Kobayashi  
Joey Manahan

Committee in recess  
until 2:45 p.m., Thursday,  
June 16, 2016

## AGENDA

REGULAR MEETING  
COMMITTEE MEETING ROOM  
THURSDAY, JUNE 16, 2016  
9:00 AM

### SPEAKER REGISTRATION

Persons wishing to testify are requested to register by 9:00 a.m. as follows:

- a. On-Line at <http://www.honolulu.gov/ccl-testimony-form.html>;
- b. By faxing to 768-3827 your name, phone number and the agenda item;
- c. By filling out the registration form in person; or
- d. By calling 768-3818.

Persons who have not registered to testify will be given an opportunity to speak on an item following oral testimonies of the registered speakers.

Each speaker limited to a **one-minute** presentation.

### WRITTEN TESTIMONY

Written testimony may be faxed to 768-3827 or transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html> for distribution at the meeting.

If submitted, written testimonies, including the testifier's address, e-mail address and phone number, may be posted by the City Clerk and available to the public on the City's DocuShare Website.

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Accommodations are available upon request to persons with disabilities, please call 768-3818 or send an email to [gmurayama@honolulu.gov](mailto:gmurayama@honolulu.gov) at least three days prior to the meeting date.

The meeting is viewable by: (1) internet live streaming through [http://olelo.granicus.com/MediaPlayer.php?publish\\_id=92](http://olelo.granicus.com/MediaPlayer.php?publish_id=92); (2) televised live broadcast on Olelo TV Channel 54; or (3) after the meeting, viewable at <http://www.honolulu.gov/council/cclmeetings/ccl-archived-meetings-agendas.html>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822, charges may apply.

**FOR APPROVAL**

MINUTES OF THE MAY 19, 2016 COMMITTEE ON ZONING AND PLANNING  
MEETING

**FOR ACTION**

1. **RESOLUTION 16-108 – APPOINTEES TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.** Recommending the appointment of nominees to serve as the small business or nonprofit representative for the Heeia Community Development District of the Hawaii Community Development Authority.

Related communication:

M-1273 David Y. Ige, Governor, State of Hawaii, requesting a list of recommendations to the Hawaii Community Development Authority (Heeia District).

2. **RESOLUTION 16-113 – REAPPOINTMENT OF KAIULANI K. SODARO TO THE PLANNING COMMISSION.** Confirming the reappointment of Kaiulani K. Sodaro to the Planning Commission for a term expiring on June 30, 2021. (Transmitted by Communication MM-39) (Public hearing held 6/1/16)
3. **RESOLUTION 16-130 – SMP FOR FLOOD MITIGATION MEASURES, THE RESTORATION OF PUNALUU STREAM, AND THE ENHANCEMENT OF THE SURROUNDING ECOSYSTEM (2016/SMA-2).** Granting a Special Management Area Use Permit (SMP) to provide flood mitigation measures, restore Punaluu Stream, and enhance the surrounding ecosystem, located in the Punaluu watershed, Punaluu, Oahu, and identified by Tax Map Keys 5-3-1: 41 and 52, and 5-3-3: 1. (Applicant: Trustees of the Estate of Bernice Pauahi Bishop-Kamehameha Schools) (Transmitted by Communication D-325) (Current deadline for Council action: 7/9/16)
4. **BILL 27 (2016), CD1 – INCENTIVES FOR ACCESSORY DWELLING UNITS PRODUCTION.** Temporarily exempting accessory dwelling units, as defined in Section 21-10.1, from certain fees and to permanently exempt accessory dwelling units from the requirement to provide or dedicate land for park and playground purposes. (Bill 27, CD1 passed second reading and public hearing held 5/4/16)

PROPOSED CD2 TO BILL 27 (2016), CD1 (Submitted by Council Chair Martin) -  
The CD2 (OCS2016-0611/6/8/2016 2:01 PM) makes the following amendments:

- A. Capitalizes the word “and” in the title.
  - B. Deletes subsection (a) from the new Sec. 18.5.\_\_\_\_\_.
  - C. Consolidates subsections (b) and (c) into a new subsection (a) that combines all provisions and provides for a cumulative 60 calendar day deadline, and re-alphabetizes subsequent subsections. Failure to act on all provisions within that timeframe will result in the permit being deemed approved.
  - D. Deletes repeal language in SECTION 2, SECTION 3, and SECTION 5 of the bill.
  - E. Deletes SECTION 7 of the bill (regarding severability) and renumbers subsequent sections.
  - F. Makes miscellaneous technical and non-substantive amendments.
5. **BILL 39 (2016) – WAIMANALO ZONE CHANGE (2015/Z-4).** Amending Zoning Map No. 24 (Waimanalo), Ordinance 86-125, by rezoning approximately 8.253 acres situated at Waimanalo, Oahu, Hawaii from AG-1 Restricted Agricultural District to AG-2 General Agricultural District. TMK: 4-1-024: 033 and 118. (Applicant: Kole Group, LLC) (Transmitted by Communication D-369; Bill 39 passed first reading 6/1/16) (Current deadline for Council action: 8/23/16)
6. **BILL 62 (2015), CD1 – EWA ZONE CHANGE (2015/Z-1).** Rezoning land situated at Ewa, Oahu, Hawaii from BMX-3 Community Business Mixed Use District with a height limit of 60 feet, I-3 Waterfront Industrial district with a height limit of 60 feet, Resort District with a height lime of 90 feet, and P-2 General Preservation District to the A-2 Medium-density Apartment District with a height limit of 60-feet, B-1 Neighborhood Business district, BMX-3 Community Business mixed Use District with a height limit of 60 feet, IMX-1 Industrial-Commercial Mixed use District with a height limit of 60 feet, Resort District with a height limit of 90 feet, and P-2 General Preservation District. TMK: 9-1-134; 27 and portions of 22, 28, and 29. (Applicant: Haseko (Ewa), Inc.) (Bill 62 passed second reading and public hearing held 4/20/16) (Current deadline for Council action: 9/15/16)

PROPOSED CD2 TO BILL 62 (2015), CD1 (Submitted by Councilmember Anderson – The CD2 (OCS2016-0620/6/9/2016 4:09 PM) makes the following amendments:

- A. Corrects the TMK references for the parcels affected by the zone change in the text of the Bill and the map attached as Exhibit A to reflect proper TMK numbers pursuant to further subdivision of certain parcels.
- B. Specifies the ordinance numbers for amendments made to the unilateral agreement conditions of Ordinance 93-94.
- C. Makes miscellaneous technical and non-substantive amendments.

PROPOSED UNILATERAL AGREEMENT – The proposed U/A (draft dated 4/14/16 to be attached as “Exhibit B” to the Bill after execution and recordation.

Related communications:

CC-164 Councilmember Anderson, submitting proposed amendments to Unilateral Agreement for Bill 62 (2015), CD1.

CC-165 Councilmember Pine, submitting proposed amendments to Unilateral Agreement for Bill 62 (2015), CD1.

- 7. **BILL 63 (2015) – EWA SMA BOUNDARY AMENDMENT.** Amending the boundaries of the Special Management Area map for the Ewa area to reflect the proposed development of an enclosed lagoon rather than a marina with direct access to the Pacific Ocean. (Bill 63 passed second reading and public hearing held 4/20/16)
- 8. **RESOLUTION 15-206 – SMP AND SV FOR THE HOAKALEI MASTER PLAN UPDATE IMPROVEMENTS PROJECT (2015/SMA-12 AND 2015/SV-2).** Granting a Special Management Area Use Permit (SMP) a Shoreline Setback Variance (SV) for the construction of landscaping including a pedestrian pathway, multi-use spaces, covered pavilions, viewing platforms, boardwalks, at least one comfort station, benches, picnic tables, interpretive signage, storm water infrastructure (including a retention pond or water quality lake), a lagoon overflow swale, and improvements within the 60-foot shoreline setback area. (Applicant: Haseko [Ewa], Inc.) (Transmitted by Communication [D-488 \[15\]](#) ) Current deadline for Council action: 8/24/16)

9. **RESOLUTION 16-155 – PD-R TO CONSTRUCT TWO 39-STORY CONDO-HOTEL TOWERS (2016/SDD-19).** Approving a conceptual plan for a planned development-resort (PD-R) project for the redevelopment of 4.05 acres with mixed use retail, hotel and residential project in Waikiki, Oahu. (Applicant: PACREP LLC AND PACREP 2 LLC) (Transmitted by Communication D-395) (Current deadline for Council action: 8/7/16)

#### **INFORMATIONAL BRIEFING**

10. **UPDATE BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING ON THE STATUS OF BUILDING PERMIT PROCESSING.**
11. **UPDATE BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE (LUO) AMENDMENTS AND DEVELOPMENT PLAN AND SUSTAINABLE COMMUNITIES PLAN REVISION BILLS.**

IKAIKA ANDERSON, Chair  
Committee on Zoning and Planning